

## NOTICE

The following is a brief summary of significant changes in the Property Owners' Association Act which became effective on July 1, 2003:

### **Section 55-508 (A)**

- The following was **deleted**:  
*The provisions of this chapter which exclude the applicability of this chapter to developments which impose on the association maintenance or operational responsibilities or on the owners or occupants of lots a mandatory payment of money less than \$150 per year per lot as a regular annual assessment shall not be applied retroactively to any development subject to a declaration recorded prior to July 1, 1991.*

### **Section 55-509 – Definition of “Declaration”**

- The following was **deleted**: *in an amount in excess of \$150 per year per lot as a regular annual assessment*
- The following was **deleted**: *in an amount in excess of \$150 per year per lot as a regular annual assessment*

### **Section 55-510 (E)**

- The following was **added**: *or his agent*  
NOTE: the above phrase was added to (E) in four (4) separate locations.

### **Section 55-510.1 (B)**

- The following was **deleted**: *make an audio recording of*  
**and replaced** with the following: *record*

### **Section 55-511 (A)**

- The following was **added**:  
*For purposes of clause (iii), the association disclosure packet shall be deemed not to be available if (i) a current annual report has not been filed by the association with either the State Corporation Commission pursuant to § 13.1-936 or with the Real Estate Board pursuant to § 55-516.1, (ii) the seller has made a written request to the association that the packet be provided and no such packet has been received within 14 days in accordance with subsection E of § 55-512, or (iii) written notice has been provided by the association that a packet is not available.*

### **Section 55-515.1 (D)**

- The following was **deleted**: *agreement of owners of*  
**and replaced** with the following: *a*
- The following was **deleted**: *of the lots subject to that declaration*  
**and replaced** with the following: *vote of the owners*
- The following was **added**: *if the declaration is silent on how it may be amended or*